

Chapter 15.24

MOBILE HOME PARKS

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15.24.010 Definitions.

A. “Building official” means the director of the city’s community development department or any representative authorized to act for him.

B. “Conditional use” means a use of land for which a conditional use permit is required pursuant to title 19 of this code.

C. “Dependent mobile home” means a mobile home which does not have a toilet and a bathtub or shower.

D. “Director of health” means the legally designated director of the health department, or any representative authorized by such official to act in his behalf.

E. “Independent mobile home” means a mobile home that has a toilet and a bathtub or shower.

F. “License” means a written license issued by the license official allowing a person to operate and maintain a mobile home park under the provisions and regulations of this chapter.

G. “Licensee” means any person licensed to operate or maintain a mobile home park, as set forth in this chapter.

H. “Mobile home” or “manufactured home” means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use as a dwelling with or without a permanent foundation when connected to the required utilities.

I. “Mobile home park” means any plot of ground upon which two or more mobile homes are located, regardless of whether or not a charge is made for such accommodation.

J. “Mobile home space” means a plot of ground within a mobile home park which is designed for the accommodation of one mobile home.

K. “Mobile home stand” means that part of a mobile home space which has been reserved for the placement of one mobile home with appurtenant structures or additions.

L. “Permit” means a conditional use permit issued by the planning commission, permitting the construction, alteration and/or extension of a mobile home park under the provisions of this chapter and regulations issued hereunder. Such permit, to be effective, must also be approved by the building official.

M. “Person” means any individual, firm, trust, partnership, public or private association, or corporation.

N. “Service building” means a building

housing separate toilet and bathing facilities for men and women and which may also have laundry facilities and a slop-water closet, and such other facilities as may be required by this chapter and which are apart from the facilities within the individual mobile home.

O. "Sewer connection" means all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

P. "Sewer riser pipe" means that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.

Q. "Water connection" means all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

R. "Water riser pipe" means that portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home space or stand.

15.24.020 License and permit—Required.

It is unlawful for any person to construct, maintain or operate a mobile home park within the city unless such person first obtains a license and permit therefor.

15.24.030 License and permit—Fees.

The license and permit fee for each mobile home are provided for in this title. In addition to the above fees, if any buildings or structures are built, a permit fee under the city's building code must be paid as well as the fee for mechanical installations, electrical and plumbing work, in accordance with the current ordinances in effect at the time.

15.24.040 Permit—Application—Contents.

A. Upon receipt of an application for a conditional use permit to establish or enlarge a mobile home park, the planning commission and the other agencies concerned therewith

shall make the necessary investigation and review of the application, the plot plans, the site and the proposed facilities, to determine whether the establishment or the enlargement of the park will meet the requirements of this chapter.

B. Before a conditional use permit for a mobile home park can be issued, the applicant must follow the requirements of title 19 of this code.

15.24.050 Independent mobile homes—Required.

All mobile homes placed in the park must be independent mobile homes. No dependent mobile homes are to be placed in a mobile home park within the city.

15.24.060 Park—Minimum area.

The minimum permissible area for the construction of any mobile home park shall be five acres.

15.24.070 Location and fencing.

A. Location of mobile home parks shall be regulated by the zoning ordinance of the city. Where any boundary of a park directly abuts property which is improved with a permanent residential building, or directly abuts unimproved property which may, under existing laws and regulations, be used for permanent residential construction, or abuts any street, a six-foot-high wall properly related to surrounding topography and the character of the surrounding development shall be provided along such boundary; except, that at the point where a public street intersects with an access road, the height of the fence or wall shall be determined by title 19 of this code.

B. Where any mobile home park boundary is adjacent to a public street, the fence or wall shall be set back from the street right-of-way a minimum of 15 feet. This ground between the fence or wall and the street right-of-way line shall be landscaped and permanently maintained.

15.24.080 Soils, drainage and ground cover.

A. Soil, Topography and Hazards. The condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

B. Soil and Ground Cover. Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

C. Site Drainage. The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner, subject to approval of the community development director.

15.24.090 Street system requirements.

A. General Requirements. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography, subject to the approval of the community development department.

B. Access. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance or exits, and allow free movement of traffic on adjacent streets.

C. Internal Streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic.

D. Street Construction and Design Standards. All streets shall be provided with a smooth, hard and dense surface which shall be durable and well-drained under normal use and weather conditions. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base.

Street surfaces shall be maintained free of cracks, holes and other hazards.

E. Grades. Grades of all streets shall be sufficient to insure adequate surface drainage.

15.24.100 Dedication of streets.

The developer of the mobile home park shall be required to dedicate to the city, and shall improve to city standards, all streets within the proposed park determined by the planning commission to be necessary for adequate neighborhood circulation.

15.24.110 Access streets.

The location and width of the access street shall be determined by the planning commission.

15.24.120 Park plan—Construction requirements.

Mobile home parks shall conform to the plan, as submitted and approved by the respective governmental agencies, and to the following requirements:

A. The park shall be located on a well-drained site, properly graded to insure rapid drainage, and free from stagnant pools of water.

B. Each park shall provide mobile home spaces, clearly defined or delineated, which shall have a minimum average area of 3,000 square feet, exclusive of streets and sidewalks, and a width of not less than 40 feet.

C. Mobile homes shall be so located on each space as to permit a 15-foot clearance between the mobile homes.

1. Carport covers and patio covers may extend to within three feet of the side lot lines of the individual homes spaces.

2. No mobile home shall be located closer than 15 feet to any building within the park or to any property line of the park which does not abut upon a public street or highway.

3. No mobile home shall be located closer to any property line of the park abutting upon public street or highway than 25 feet, or such other distance as may be established by

ordinance or regulation as a front yard setback requirement with respect to conventional buildings in the zoning district in which the mobile home park is located.

D. The street system shall provide convenient circulation by means of streets properly located with respect to the access streets. Closed ends of dead-end streets shall be provided with adequate paved vehicular turning or back space. A turning circle shall be at least 80 feet in diameter.

E. Walkways shall be provided on both sides of all access roads, and shall be constructed of concrete not less than four feet wide.

F. All streets and walkways shall be hard-surfaced and adequately lighted, subject to approval of the planning commission.

G. Each park shall provide service buildings to house such toilet, bathing and other sanitation facilities as are required by this chapter.

H. Electrical service shall comply with the provisions of the current adopted county electrical code.

I. The operator of the mobile home park is charged with the responsibility of making all connections from the mobile home to sewer, water, gas, electric or any other utility services governed by these regulations, and he shall do so in full conformity with the building code, the plumbing code, the electrical code and health codes. The operator shall, upon request, deliver to any inspector, health officer or other official such pertinent information required to provide compliance with the ordinances at any reasonable time.

J. Two parking spaces shall be provided on each mobile home space, not in tandem. The mobile home park shall provide an automobile parking area for the use of guests. One such space shall be provided for every five lots or fraction of five lots within the park. Each space shall be nine feet by 18 feet in size, and shall contain such additional area as is necessary to afford adequate ingress and egress.

K. Mobile home stands shall be no smaller than ten by 50 feet in size.

L. Not less than five percent of the gross site shall be devoted to recreational facilities. Individual recreation areas shall not be less than 2,500 square feet in size.

M. The occupied area of each mobile home space shall not exceed seventy-five percent of the total area of the lot. Area shall be deemed occupied when covered or occupied by a trailer coach, cabana, vehicle, awning, closet, cupboard or other structure of any kind. Unoccupied area shall be adequately landscaped and maintained.

N. All utilities in the park shall be placed underground.

O. Each mobile home space shall provide the tenant storage area convenient to its entrance, which shall contain 120 cubic feet of area.

P. Each mobile home shall be provided with a patio area containing a minimum of 100 square feet of space; such patio shall be constructed in accordance with the city's building code.

Q. Bulk storage area equivalent to 80 square feet per mobile home space shall be provided, and the area so designated shall be asphalted and fenced in such a manner as to screen the compound from surrounding mobile home spaces.

R. All mobile homes within the park shall be skirted, and each home shall be firmly anchored to prevent sway and/or give or play, and shall be adequately supported.

S. Each mobile home, attached structures (such as patio or steps) and detached structures (such as sheds) shall be placed 7.5 feet back from the sidewalk or roadway if there is no sidewalk.

15.24.130 Water supply.

A. An adequate supply of hot water for bathing, washing and cleaning facilities shall be provided in the service buildings at all times. An adequate supply of such water shall be considered to be at least 20 pounds of wa-

ter pressure per square inch on a one-half-inch line.

B. An accessible, adequate, safe, potable supply of water shall be provided in each mobile home park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water-supply system may be developed and used, as approved by the director of health.

15.24.140 Sewage and refuse disposal.

A. An adequate and safe sewage system shall be provided in all mobile home parks for conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.

B. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements, and shall be separated from the park water-supply system at a safe distance. Sewers shall be at a grade which will ensure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials approved by the director of health, shall be adequately vented, and shall have water-tight joints.

C. Waste from showers, bathtubs, flush toilets, urinals, lavatories and slop sinks in service and other buildings shall be discharged into a public sewer system.

D. Each mobile home space shall be equipped with a sewer connection having a minimum size of three inches, protected by a concrete collar at least three inches deep and extending 12 inches from the connection in all directions. The sewer connection shall be provided with suitable fittings to permit a water-tight junction to be made with the mobile home outlet. All sewer lines shall conform to the plumbing code.

E. Manholes shall be provided at every change in direction, at every major junction of two or more branch sewers, and at intervals of

not more than 400 feet. Cleanouts extending to grade may be used instead of manholes on four-inch and six-inch lines, and shall be provided wherever a manhole would otherwise be necessary and at intervals of not more than 100 feet. All cleanouts shall be capped with cleanout plugs.

15.24.150 Service buildings—Sanitation facilities.

Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating building, electrical installations and plumbing and sanitation systems. The buildings shall be well-lighted at all times, ventilated with screened openings, constructed of such moisture-proof material which may be painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least sixty-eight degrees Fahrenheit during the period of October 1st to May 1st. Floors of service buildings shall be constructed of materials impervious to water. All service buildings and grounds of the park shall be maintained in a clean, sightly condition, and kept free from any condition menacing to the health of occupants or the public, or constituting a nuisance.

15.24.160 Sanitation facilities required.

A. The licensee, owner or lessee shall be required to install toilets, showers and lavatories for both sexes, in sufficient number with each building, service center, recreation area or amusement facility to adequately care for the needs and requirements of those people whom it is contemplated will make use of the facility.

B. Toilets shall be for the exclusive use of the occupants of the mobile home park.

C. Toilets and other sanitation facilities for males and females shall be in separate buildings or separated, if in the same building, by a sound-proof wall.

15.24.170 Refuse storage and disposal.

A. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.

B. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred 50 feet from any mobile home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

C. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

D. All refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available by private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

15.24.180 Fire protection.

A. The mobile home area shall be subject to the rules and regulations of the fire department.

B. Mobile home parks shall be kept free of litter and rubbish.

C. Portable fire extinguishers of a type approved by the fire chief or his authorized representative shall be kept in service buildings and at all other locations designated by the fire chief, and shall be maintained in good operating condition.

D. Fires shall be made only in stoves and other equipment intended for such purposes.

E. Fire hydrants shall be installed in accordance with the plans and in accordance with the requirements of the fire department under city ordinances.

15.24.190 Park management responsibilities.

Park management shall have the responsibilities set forth as follows:

A. The person to whom a license for a mobile home park is issued shall operate the park in compliance with the ordinances and regulations issued under this chapter, and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

B. The park management shall notify park occupants of all applicable provisions of this chapter, and inform them of their duties and responsibilities under this chapter and regulations issued hereunder.

C. The park management shall supervise the placement of each mobile home on its mobile home space, which includes securing its stability and installing any utility connections.

D. The park management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

E. The park management shall notify the director of health immediately of any suspected communicable or contagious disease within the park.

15.24.200 Occupant responsibilities.

A. The park occupant shall comply with all applicable requirements of this chapter and regulations issued hereunder, and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.

B. The park occupant shall be responsible for proper placement of his mobile home on its mobile home space and proper installation of all utility connections in accordance with the instructions of the park management.

C. No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot.

15.24.210 Enforcement—Inspection for compliance.

A. The community development director or his representatives, is authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter and the regulations issued hereunder.

B. The community development director or his representatives, shall have the power and authority to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter.

C. It shall be the duty of the owners or occupants of the mobile home park, and mobile homes contained therein, or of the person in charge thereof, to give the community development director free access to such premises at reasonable times for the purpose of inspection.

D. It shall be the duty of every occupant of a mobile home park to give the owner thereof, or his agent or employee, access to any part of the mobile home park or its premises, at reasonable times, for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter and regulations issued hereunder or with any lawful order issued pursuant to the provisions of this chapter.

15.24.220 Notice, hearing and order procedures.

A. Whenever the community development director determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter or regulations issued hereunder, he shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:

1. Be in writing;
2. Include a statement of the reasons for its issuance;
3. Allow a reasonable time for the per-

formance of any act it required;

4. Be served upon the owner or his agent, as the case may required; provided, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this state; and

5. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter and regulations issued hereunder.

B. If, at the end of the period set forth in the notice, the community development director shall reinspect such mobile home park and, if such conditions or practices have not been corrected, he shall suspend the license and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of notice of such suspension, such person shall cease operation of such mobile home park except as provided in this chapter.

C. Any person whose license has been suspended or is otherwise affected by the notice which has been issued in connection with the enforcement of any provision of this chapter or any regulation issued hereunder, may request and shall be granted a hearing on the matter before the city council or its designee, by filing a written petition requesting a hearing and setting forth a brief statement of the grounds therefor within ten days after the date the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under subsection F of this section. Upon receipt of such petition, the community development director shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten

days after the day on which the petition was filed; provided that upon application of the petitioner, the community development director may postpone the date of the hearing for a reasonable time beyond the ten day period when, in his judgment, the petitioner has submitted good and sufficient reasons for such postponement.

D. After such hearing, the city council or its designee shall make findings as to compliance with the provisions of this chapter and regulations issued hereunder, and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in subsection A of this section. Upon failure to comply with any other sustaining or modifying notice, the license of the mobile home park affected by the order shall be revoked.

E. The proceedings at such a hearing, including the findings and decision of the city council or its designee, together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the city recorder, but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this section. Any person aggrieved by the decision of the city council or its designee may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.

F. Whenever the community development director finds that an emergency exists which requires immediate action to protect the public health, he may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may permit or license. Notwithstanding any other provisions of this chapter, such an order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the city council or its designee shall be afforded a hearing as soon as possible. The provisions of subsections C and D shall be applicable to such hear-

ing and the order issued thereafter.

15.24.230 Violation—License revocation.

The community development director, or any other officer charged with the enforcement of this title, may revoke any license to maintain and operate a mobile home park when the licensee is found to have violated any provision of this code. After such violation, the license may, in the discretion of the revoking official, be reissued if the violation has been remedied and the park is in condition to be maintained and operated in full compliance with the law.

15.24.240 Appeals procedure.

A. If for any reason application for a license has been denied, or a permit granted under this chapter has been revoked, the person to whom the revocation or license has been effectively withdrawn may, upon application, be granted a hearing before the city council or its designee as provided in this chapter.

B. Any person whose license has been suspended or revoked, or who has received notice from the community development director that his license will be suspended unless certain conditions or practices at the mobile home park are corrected, may request and shall be granted a hearing on the matter before the proper official under the procedure provided by section 15.24.220 of this chapter; provided that when no petition for such hearing shall have been filed within ten days following the day on which notice of suspension was served, such license shall be deemed to have been automatically revoked at the expiration of such ten-day period.

15.24.250 Violation—Penalty.

In the event that any occupant or person in the management of a mobile home park, as defined in this chapter, shall fail to do those things required of such person, the person shall violate the provisions of this chapter or the prohibitions as set forth, such person shall

be guilty of a misdemeanor.